Freehold Manor and Farms,
KENT.

THE

PARTICULARS

OF VALUABLE AND ELIGIBLE

FREEHOLD ESTATES,

SITUATE IN THE PARISHES OF

HEADCORN & FRITTENDEN, TEYNHAM, ST. MARY's & HIGH HALSLOW,
MILSTEAD TUNSTALL, SITTINGBOURN, LENHAM,
STOCKBURY, and BOUGHTON under BLEAN;

EASY DISTANCES FROM

MAIDSTONE, ROCHESTER, FEVERSHAM, and CANTERBURY,

IN THE

COUNTY of KENT;

COMPRISING

THE MANOR OF

Bletchenden and Crottenden,

AND

SEVEN ELIGIBLE FARMS,

CONTAINING

Eleven Hundred and Thirty-six Acres, be the same more or less, of Meadow, Pasture, Fresh Marsh, Hop Ground, Arable, and Wood Land,

WITH FARM HOUSES AND PROPER OUT-BUILDINGS;

CONYER WHARF and QUAY, with STORE HOUSES;

The SHIP PUBLIC-HOUSE,

And other Premises:

A considerable Part on old Leases near expiring, when the Rents may be considerably increased; the present low Rents amount to

Seven Hundred and Fifty-nine Pounds Ten Shillings per Annum:

Exclusive of the MANOR and Thirty-five Acres of Wood Land, in HAND:

Which will be SOLD by AUCTION,

BY

Messr. SKINNER, DYKE, *and* SKINNER,

On WEDNESDAY the 24th of JANUARY, 1798, at Twelve o'Clock,

At GARRAWAY's Coffee House, *'Change Alley, Cornhill, London,*

IN SEVEN LOTS.

The Estates may be viewed.

Printed Particulars had on the various Premises; also at the Bull and George, Dartford; Crown, Rochester; Rose, Sittingbourn; Fountain, Canterbury; Star, Maidstone; Saracen's Head, Ashford; of the Printers of the Maidstone and Canterbury Papers; of Messr. WILLIAM and EDWARD TWOPENNY, Attornies, Rochester; at the Place of Sale; and of Messr. SKINNER, DYKE, and SKINNER, Aldersgate Street, London, where a Plan of each Lot may be [illegible]

CONDITIONS OF SALE.

I. THE higheſt Bidder to be the Purchaſer; and if any Diſpute ariſes between two or more Bidders, the Lot to be put up again.

II. No Perſon to advance leſs than Twenty Pounds at each Bidding for Lots I. III. and IV. and Five Pounds at each Bidding for the other Lots.

III. The Purchaſers ſhall pay down immediately a Depoſit of Fifteen Pounds per Cent. for Lots I. III. and IV. and Twenty Pounds per Cent. for the other Lots, in Part of the Purchaſe Money, and ſign an Agreement for Payment of the Remainder on or before the 5th of April, 1798; on having good Titles.

IV. The Purchaſer of each Lot ſhall have a proper Conveyance, at his own Expence, on Payment of the Remainder of the Purchaſe-Money according to the Third Condition; and be entitled to the Rents and Profits from Lady Day, 1798, to which Time all Out-goings will be cleared.

V. The Purchaſers of the different Lots may have Copies of ſuch Title Deeds as relate to the Lots reſpectively purchaſed by them jointly with any other Eſtates of the Seller, but if required to be atteſted, that the Stamp Duty thereupon ſhall be paid by the reſpective Purchaſer ſo requiring, with the uſual Deed of Covenant to produce the Originals when requeſted.

VI. There being a Duty on all Sales of Eſtates, of Six-pence in the Pound, to be levied on the Buyer or Seller, as may be thought moſt proper; the Lots compriſed in this Particular are to be ſold, ſubject to the Seller's paying One Moiety of the ſaid Tax, and the Buyers the other, excluſive of the Sums the ſaid Lots ſhall ſell for.

Laſtly. If the ſaid Purchaſers neglect or fail to comply with the above Conditions, the Depoſit Money ſhall be forfeited, the Proprietor ſhall be at full Liberty to re-ſell the ſaid Lots, and the *Deficiency*, if any, by ſuch ſecond Sale, together with the Charges attending the ſame to be made good by the Defaulter at this preſent Sale.

THE

PARTICULARS, &c.

LOT I.

£. s. d.

A Valuable and desirable FREEHOLD ESTATE, situate in the Parishes of Headcorn and Frittenden, Nine Miles from Cranbrook and Lenham, Twelve from Ashford, and Eleven from Maidstone, in the County of Kent;

COMPRISING

THE MANOR OF BLETCHENDEN AND CROTTENDEN,
COURTS, RELIEFS on DEATH or ALIENATION,

AND

QUIT RENTS, which formerly amounted to 18*s.* 2*d.* per Annum,

Arising from Thirteen Tenants of about One Hundred Acres of Land within the Manor, but which have been neglected.

BLETCHENDEN MANOR HOUSE,

CONTAINING

Six Bed Rooms, Parlour, Kitchen, Brewhouse, and other Conveniences;
Two Orchards, and Garden.

AN EXCELLENT FARM YARD,

With Two Barns, Granary, Waggon Lodge, Stabling, and other Out-buildings;
and a Cottage, with a new erected Hop Oast, Barn, and Garden.

ALSO,

THE SURROUNDING INCLOSURES

Of Meadow, Pasture, Hop Ground, Arable, and Wood Land, lying compact, and containing Three Hundred and Twenty-nine Acres and Twenty-nine Perches, be the same more or less;

In the Possession of Mr. Stephen Love, whose Lease expires at Michaelmas, 1798, Old Stile, at a very low old Rent of only per Annum — — — 155 0 0

Refer to Plan.		A.	R.	P.
No. 1	Mansion House, Offices, Garden, Orchards, Farm Yard, &c. — —	9	0	5
2	Gill's Meadow — —	5	1	20
3	Ratley Field Meadow — —	10	0	35
4	Gate Field — — —	7	0	13
5	Ware Meadows — —	4	0	38
6	Bowman's Field Meadow — —	7	1	29
7	Barley Grattan Meadow — —	4	0	17
8	Great Oxen Field — —	5	3	13
9	Little Oxen Field — —	5	0	37
10	Long Field — —	3	3	36
11	Great Meadow — —	4	3	5
12	Middle Meadow — —	4	3	14
13	Gate Field Meadow — —	4	3	19
14	New Bridge Meadow — —	2	0	32
15	Great Barn Field, Hop Ground, with Barn	10	1	21
16	Little Barn Field — —	6	1	9
17	Hither New Bridge Field —	5	1	17
18	Further New Bridge Field —	5	3	1
19	Tory Field — —	7	2	38
20	Further Night Reed — —	11	0	31
21	Bean Grattan — —	2	0	0
22	Heifers Field — —	6	1	29
23	Middle Night Reed — —	6	3	0
24	Hither Night Reed — —	10	3	29
25	First Peak Land — —	2	2	12
26	Second Peak Land — —	2	2	18
27	Third Peak Land — —	2	0	32
28	Fourth Peak Land — —	3	0	2
	Carried forward. Acres	162	1	32

				A.	R.	P.	£. s. d.
		Brought forward		162	1	32	
29	Fifth Peak Land	—	—	11	1	8	
30	Birds Nees	—	—	5	1	17	
	A Slip adjoining	—	—	1	0	38	
31	Wood —	—	—	1	3	36	
32	Long Slip — 3 0 9] in One			5	1	7	
	Marle Pit Field 2 0 38]						
33	Four Acres —	—	—	4	2	21	
34	Candle Rush Field	—	—	4	3	20	
35	Saw Pit Field	—	—	2	1	17	
36	Hilly Field	—	—	3	3	8	
	Slip adjoining	—	—	0	3	10	
37	Frittenden Meadow	—	—	2	2	8	
38	Ten Acres —	—	—	10	1	36	
39	Lodge Field	—	—	10	0	23	
40	Little Camlins	—	—	1	1	20	
41	Long Stakes	—	—	10	3	11	
42	High Field	—	—	13	2	22	
43	Thiſſley Field	—	—	5	0	22	
44	Danger Pit Field	—	—	5	3	36	
45	Great Holman Grove Meadow		—	7	0	14	
46	Little Grove Meadow and Ozier Bed		—	2	1	20	
47	Five Acres —	—	—	6	1	0	
48	Barefoot Field	—	—	8	0	35	
49	Three Corner Field	—	—	3	2	36	
50	Great Camlins	—	—	4	3	39	
51	Flax Grattan	—	—	9	2	37	
52	Little Footway Field Meadow		—	3	0	8	
53	Great Footway Field Meadow and Shaw			4	1	19	
54	Little Flax Grattan —	—	—	3	2	8	
55	Moat, Ruſhet, and Waſtes		—	5	2	36	
56	Hoppit and Willow Bank		—	3	3	17	
57	Kitchen Field — 1 3 11]						
	Cottage Houſe, Hop Oaſt, Barn, Cart Lodge, and Garden — — 0 0 37]			2	0	8	
		Total Acres		329	0	29	

The Manor, with the Lands comprised in Lots I. *and* II. *being subject to an annual Quit Rent of* 1l. 2s. 3d. *payable to the Manor of Chilham, Lot* 1. *is sold subject to the Payment of the said Quit Rent.*

LOT II.

A FREEHOLD ESTATE, ſituate in the Pariſh of Headcorn, in the County of Kent, and adjoining the preceding Lot;

COMPRISING

Seventy-three Acres Two Roods and Twenty-eight Perches, be the ſame more or leſs, of Meadow, Paſture, Hop Ground, and Arable Land; a Farm Houſe, with Hop Oaſt, Barn, Stabling, and other Out-buildings; in the Poſſeſſion of Mr. Thomas Cheney, Tenant from Year to Year, at a low old Rent of only per Annum — — 40 0 0

Refer to Plan.		A.	R.	P.
No. 1	Farm Houſe, Yard, Out-buildings, Hop Oaſt, Orchard, and Garden	0	3	10
2	Houſe Field, Hop Ground —	2	3	24
3	Barn Field — —	4	1	27
4	Footway Field, Hop Ground —	3	0	32
5	Town Mead — —	3	3	34
6	Stack Meadow — —	2	2	14
7	Rail Field Meadow — —	2	2	30
8	Ruſhet Mead — —	1	1	6
9	Bridge Meadow — —	3	1	7
10	Foreſtall — —	2	3	5
11	Little Chithurſt Field —	2	2	30
12	Great Chithurſt Field —	7	1	12
13	Fignal Mead — —	2	1	5
14	Gate Field — —	2	0	13
15	Little Plat — —	0	1	23
16	Prim Field — —	2	3	33
17	Three Corner Field — —	2	1	13
18	Pit Field — —	5	3	34
19	Green Field — —	4	2	22
20	High Field — —	5	3	21
21	Saw Pit Field — —	3	2	2
22	Crab Tree Field — —	2	1	17
23	Lodge Field — —	3	1	14
	Total Acres	73	2	28

LOT III.

L. s. d.

A Valuable and very desirable FREEHOLD ESTATE, situate in the Parish of Teynham, a small Distance from the High Canterbury Road, at Green Street, and extending to Conyer Quay, Three Miles from Sittingbourn, and Four from Feversham, in the County of Kent;

COMPRISING

FADDINGFOLD, LITTLE FROGNAL, and CHILTON FARMS;

CONTAINING

One Hundred and Seventy-one Acres Two Roods and Nineteen Perches, be the same more or less, of excellent Fresh Marsh, Pasture, Hop Ground, and Arable Land;

A CONVENIENT FARM HOUSE,

With Offices, Garden, Orchard, and Yard, with Barn, Waggon Lodge, and Stabling: And a Timber Messuage, with Orchard, Garden, and Yard, with Barn, &c.

ALSO,

CONYER WHARF, or QUAY,

With Two Store Houses, and the beneficial Advantage of Water Carriage to Chatham or the Port of London, and the exclusive Right of Shipping and Landing Property;

The SHIP PUBLIC-HOUSE,
With various Apartments, Conveniencies, and Garden,
Let to William Shrubsole;

The Remainder in the Possession of the Honourable Philip Roper, and the Whole on Lease to him for an unexpired Term of 12 Years from Michaelmas, 1797, at a low Rent of per Annum — — — — — — 232 0 0

QUANTITIES.

FADDINGFOLD FARM.

Refer to Plan.			A.	R.	P.
No. 1	First Marsh with Pond	—	8	1	32
2	Second Marsh	—	9	2	4
3	Third Marsh	—	12	1	28
4	Fourth Marsh	—	15	1	27
5	Fifth Marsh	—	7	0	18
6	Arable Piece, adjoining	—	8	1	30
7	Sixth Marsh	—	4	2	24
8	Seventh Marsh	—	3	0	0
9	Eighth Marsh	—	10	0	27
10	Ninth Marsh	—	4	2	5
11	Tenth Marsh	—	12	2	18
12	Eleventh Marsh	—	5	2	2

LITTLE FROGNAL FARM.

No. 1	Bankey Field and Pear Orchard	—	3	2	0
2	—	—	4	0	36
3	—	—	2	0	25
4	—	—	0	2	20
5	—	—	11	2	14
6	—	—	2	1	0
7	—	—	3	0	12
8	—	—	1	2	26
9	—	—	9	0	13
10	—	—	3	0	26
11	—	—	2	2	29

CHILTON FARM.

No. 1	—	—	1	0	6
2	—	—	2	3	19
3	—	—	10	3	10
4	—	—	2	0	0
5	—	—	3	1	20
6	—	—	5	2	28
		Total Acres	171	2	19

In the Lease to Mr. Roper is a Proviso, that the Landlord may at any Time during the Term, upon Three Months Notice previous to any Quarter Day, have the Possession of Conyer Wharf or Quay, the Store Houses thereon, and the Public House, with their Appurtenances, abating to the Lessee 30l. *per Annum in the Rent, then leaving the Rest of the Premises in the Lease at the Rent of* 202l. *per Annum.*

Lot III. *is subject to an annual Quit Rent of* 17s. 9d. *payable to the Manor of Tenham.*

LOT IV.

£. s. d.

A Valuable FREEHOLD ESTATE, ſituate in the Pariſhes of St. Mary's and High Halſtow, in the Hundred of Hoo, Seven Miles from Stroud and Rocheſter, in the County of Kent;

COMPRISING

THE DECOY POND FARM.

CONTAINING

Two Hundred and Sixty-five Acres Three Roods and Seventeen Perches, be the ſame more or leſs, of excellent Meadow, Paſture, Freſh Marſh, and Arable Land; a convenient Brick Farm Houſe, with Orchard and Garden, and Yard, with large Barn, Stabling, Suckling Houſe, Piggery, and other ſuitable Out-buildings; a Decoy Pond, Houſe Pound, and other Premiſes; in the Poſſeſſion of Mr. Richard Knight, and Mr. John Milliner, but on Leaſe to Mr. Knight, for an unexpired Term of 13 Years from Michaelmas, 1797, at a low Rent of per Annum — — — — — 210 0 0

	Refer to Plan.					A.	R.	P.
A B	No. 1	Farm Houſe, Garden, Yard, Out-buildings, and Orchard			—	2	3	16
	2	Cloſe adjoining	—		—	2	2	0
	3	Half Acre	—		—	1	0	20
	4	Cloſe adjoining	—		—	5	2	37
	5	Arable Piece adjoining			—	7	1	11
	6	Piece adjoining	—		—	7	0	0
	7	Meadow	—		—	11	3	28
	8	Divided by Road	8	0 15	In One	21	3	18
	9	Ditto —	6	2 0				
	10	Ditto —	7	1 3				
	11	Piece adjoining	—		—	5	2	14

C — FRESH MARSH LANDS.

No. 1	Decoy Pond, Pound, and Firſt Marſh				10	1	8
2	Second Marſh adjoining			—	8	3	0
3	Third Marſh ditto	—	—		10	0	18
4	Fourth Marſh ditto	—	—		10	0	24
5	Fifth Marſh ditto	—	—		2	2	3
6	Sixth Marſh ditto	—	—		7	1	16
7	Seventh Marſh	—	—		8	1	0
8	Eighth Marſh ditto, divided by Road				9	0	0
9	Ninth Marſh	—	—		9	2	1
10	Tenth Marſh	—	—		5	1	24
11	Eleventh Marſh	—	—		4	2	2
12	Twelfth Marſh	—	—		16	0	11
D 13	Fleets —	—	—		7	1	0

E — STONE LANDS.

No. 1	—	—	11	0 7	In One	42	1 14
2	—	—	4	2 28			
3	—	—	4	2 10			
4	—	—	3	3 6			
5	—	—	4	3 2			
6	—	—	4	0 30			
7	—	—	4	3 5			
8	—	—	4	2 6			
9	—	—			—	1	3 30
10	—	—			—	4	2 24
11	—	—			—	3	0 6
12	Paſture Piece	—			—	2	0 0

F — COCK MEAD LANDS.

No. 1	—	—	4	1 37	In One	26	0 30
2	—	—	5	3 4			
3	—	—	11	2 29			
4	—	—	4	1 0			
5	Detached Piece				—	1	0 28
6	Wood	—			—	0	1 32
G 7	White Houſe Meſſuage, Garden, and Paſture Cloſes, in One				—	6	0 2
H 8	Furzy Field, near Fen Street				—	3	0 0
					Total Acres	265	3 17

Lot IV. *is ſubject to Two annual Quit Rents, payable to the Manor of Hoo, amounting to* 1*l.* 8*s.* 8*d.*

LOT V.

£. s. d.

A FREEHOLD ESTATE, ſituate in the Pariſhes of Milſtead, Tunſtall, Lenham, and Sittingbourn, Three Miles from the High London Road, in the County of Kent;

COMPRISING

BROAD OAK, HORN HILL, and FINCH's FARMS;

CONTAINING

One Hundred and Eighty-three Acres Two Roods and Thirty-ſix Perches, be the ſame more or leſs, of Paſture, Arable, Hop Ground, and Wood Land; Three Farm Houſes, with Yards, Barns, Stabling, and other Out-buildings, Orchards, and Gardens; in the Poſſeſſion of Mr. Robert Filmer, on Leaſe for an unexpired Term of only 2 Years from Michaelmas, 1797, at a very low old Rent of per Annum — — 70 0 0

BROAD OAK FARM.

Refer to Plan				A.	R.	P.
A	Farm Houſe, Out-buildings, and Cloſe			0	2	24
B	Foreſtall	—	—	4	0	38
C	Broom Croft	—	—	6	3	32
D	Cherry Orchard	—	—	1	1	13
E	Old Orchard	—	—	0	3	18
F & G	Beggars Hall, Lodge Field	in One	—	4	1	23
H	Sidehill Wood	—	—	4	1	0
I	Albalks	—	—	4	0	30
K	The Ten Acres	—	—	10	3	2
L	Fins Dane	—	—	2	3	16
M N O	Fins Dane Wood	—	—	1	3	15
P	Bottom Field	—	—	6	1	32
Q	Bachell Land	—	—	6	1	21
R & S	Bachell Wood	—	—	5	3	28
T	Milſtead Field	—	—	3	3	21
V	Milſtead Wood	—	—	2	0	6
W	Spices Logs	—	—	12	3	0
X	Spices Wood	—	—	1	0	0
Y	Panches	—	—	5	2	8
Z	Panches Wood	—	—	4	3	29

HORN HILL FARM.

A	Houſe, Garden, Barn, and Cloſe			0	2	2
B	Upper Fields	—	—	5	2	14
C	Upper ditto	—	—	4	3	3
D	Upper ditto	—	—	6	2	26
E	Upper ditto	—	—	6	0	18
F	Upper ditto	—	—	1	2	25

FINCH's FARM.

A	Farm Houſe, Barn, Stable, and Cloſe			0	2	0
B	Frinſtead Dane	—	—	5	3	15
C & D	Frinſtead Dane Wood		—	8	0	18
E	Snow Down	—	—	11	1	3
F	Lord's Wood Field	—	—	4	3	14
G	Cuttſhoo	—	—	5	3	10
H	Mears	—	—	3	1	8
I	Mears	—	—	4	0	19
K	Mears	—	—	4	1	4
L	Long Land	—	—	5	0	36
M	Long Land, in One	—	—	6	3	31
N	Long Land					
O	Lann's Marſh	—	—	3	3	32
P	Great Cherry Orchard		—	1	3	26
Q	Little ditto	—	—	1	1	16
			Total Acres	183	2	36

Lot V. is ſubject to annual Quit Rents, payable to the Manor of Milton, amounting to 3s. 5d.½

L O T VI.

£. s. d.

A FREEHOLD ESTATE, ſituate in the Pariſh of Stockbury, about Three Miles from the High Canterbury Road, Five Miles from Maidſtone, Six from Sittingbourn, and Nine from Chatham, in the County of Kent;

COMPRISING

BOWES EAR FARM,

CONTAINING

Sixty-two Acres Two Roods and Thirty-ſeven Perches, be the ſame more or leſs, of Meadow, Paſture, and Arable Land; a Farm Houſe, with Garden, Yard, Barn, Stabling, and Out-buildings; in the Poſſeſſion of Mr. Chriſtopher Sears, on Leaſe for an unexpired Term of 8 Years from Michaelmas, 1797, at a low Rent of per Annum — 19 10 0

Refer to Plan.					A.	R.	P.
A No. 1	Farm Houſe, Garden, Yard, and Out-buildings	—	—		0	2	24
2	Stable Field Meadow		—		2	3	20
3	Barn Field	—	—		10	3	16
4	Aſh Field	—	—		9	0	0
5	New Barn Field	—	—		7	0	24
6	Nine Acres	—	—		9	0	12
7	Little Park	—	—		2	1	32
8	Poore Field	—	—		8	2	21
9	Little Dunſtall	—	—		1	3	28
10	Great Dunſtall	—	—		10	0	0
				Acres	62	2	37

ALSO,

D HERST WOOD and ROUND WOOD, adjoining, in Hand,

CONTAINING

Thirty-four Acres Three Roods and Twelve Perches of thriving Wood Land, with the Timber Trees and Underwood of conſiderable Value.

Herſt Wood	—	—	29	2	10
Round Wood	—	—	5	1	2
		Acres	34	3	12
		Suppoſed yearly Value of Soil	5	0	0
			£. 24	10	0

Lot VI. *is ſubject to an annual Quit Rent of* 5d. *payable to the Manor of Yelſtead, and alſo to a Quit Rent of* 7s. *to the Manor of Stockbury.*

L O T VII.

A FREEHOLD ESTATE, ſituate at South Street, in the Pariſh of Boughton under Blean, a ſhort Diſtance from the High Road, Four Miles from Feverſham, and Seven from Canterbury, in the County of Kent;

COMPRISING

OVERSLAND FARM,

CONTAINING

Fifty Acres and Fourteen Perches, be the ſame more or leſs, of Paſture, Hop Ground, Arable, and Wood Land; a Farm Houſe, with Garden, Yard, and Out-buildings; in the Poſſeſſion of Kennet Packman, on Leaſe for an unexpired Term of only 3 Years from Michaelmas, 1797, at a low old Rent of per Annum — — — 33 0 0

Refer to Plan.						A.	R.	P.
No. 1	Farm Houſe, Garden, Yard, and Out-buildings	—			—	0	1	9
2	Orchard Paſture	—			—	1	2	0
3	Old Hop Garden	5	0	1	In One	10	2	0
4	Knowles —	5	1	39				
5	Went Field —	4	3	1	In One	16	0	31
6	Hempland Field	4	0	24				
7	Wood Field — and Shaws, &c.	7	1	6				
8	Wood Land —	2	3	33	—	4	3	24
	Shaws and Waſte	1	3	31				
9	Hart's Land	7	1	15	—	7	1	38
	Bit in Field oppoſite	0	0	23				
10	Street Field —				—	9	0	32
					Total Acres	50	0	14

Lot VII. *is ſubject to an annual Quit Rent of* 3s. *payable to the Manor of Boughton, and a ditto Quit Rent of* 8s. 8d. *payable to the Manor of Feverſham.*

FINIS.